Columbia County Growth Management Update

Steering Committee Meeting
April 11, 2005

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Issues and Opportunities Review

Columbia County Growth Management Update

- ► Important to agree on key issues and priorities <u>before</u> discussing policies
- ► Wide diversity of opinion on how to guide development
- ► Some issues stand out as highly ranked by many
- ► 22 Survey Participants
- ► Each issue ranked 5 =most important, 1= least important

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Issues and Opportunities Review

Issue	Category	Score	Agreement
Finding the right place for multifamily housing, industrial, and commercial development.	Land Use	98	98%
Mitigating traffic congestion.	Transportation	96	72%
Protect water resources and sensitive lands.	Natural /Cultural Resources	91	61%
Dealing with the lack of capacity in the school system in the developed areas.	Community Facilities	90	46%
Guiding development into a nodal land use pattern to discourage sprawl.	Urban Design	89	52%

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Issues and Opportunities Review

Issue	Category	Score	Agreement
Preserving existing single family neighborhoods.	Land Use	88	53%
Diversifying and sustaining the economic base of the county.	Economics	88	39%
Designing standards for higher-density housing.	Urban Design	85	22%
Maintaining the quality of public facilities and services.	Community Facilities	84	46%
Mitigating the threat of commercial development in close proximity to established residential areas.	Land Use	83	39%

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Issues and Opportunities Review

Points of Agreement:

► Protect quality of the school system

► Protect quality of the natural environment

► Maintain the suburban character

► Traffic congestion is a major problem

► Maintain high quality public services, but minimize the burden on taxpayers

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Issues and Opportunities Review

Points of Disagreement:

► Development should be clustered where existing infrastructure is versus development should be spread out to the west

► Traffic issues versus desire for low-density residential development

► County as residential community versus expanded retail and employment base

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Public Participation Plan

► Broad public involvement required

► All stakeholder groups should be involved, including disadvantaged groups

► Seek to understand many perspectives of county stakeholders, while creating a common vision

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Public Participation Plan

Stakeholder Groups Identified

► Homeowners

► Developers

► Business Community

► School system

► Elected officials

► County staff

► Other?

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Public Participation Plan

Public Participation Techniques:

► Steering Committee

► Stakeholder Interviews

► Community Workshops

► Focus Groups (optional)

► Open Houses

► Public Hearing

► Website Updates

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Community Participation Schedule

Task	March	April	May	June	July	Aug	Sept	Oct	Nov
Involvement/Coordination									
Planning Team Coordination	██	██	██	██	██	██	██	██	██
Steering Committee	■	■	■	■	■	■	■	■	
Stakeholder Interviews		■							
Community Work Shops (3)									
City of Evans			■						
Appling - County Seat			■						
City of Grovetown			■						
Optional Focus Groups					■	■			
Open Houses							■		
Website Updates		■	■	■		■	■		
Public Hearing								■	
Submit for DCA Review								■	
Plan Adoption									■

Public Participation Plan

Steering Committee

► Thirty-two members

► Monthly meetings

► In-depth discussion of issues

► Liaison between broader community and consultant-staff team

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Public Participation Plan

Stakeholder Interviews

► County staff

► City of Harlem, City of Grovetown

► Medical Community

► Elected officials

► Business Community

► Other Community Interests

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Public Participation Plan

Focus Groups (optional)

► Specific issues

► Detailed focus

► Small group meets to hammer out compromise/discussion

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Public Participation Plan

Community Workshops

► Three locations: Evans, Grovetown, Appling

► Steering Committee assists in outreach

► Presents community assessment

► Identify and prioritize issues and opportunities

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Public Participation Plan

Open Houses

► Citizens can view and comment on draft plan, including vision

► Citizens can comment on policy alternatives

► Two concurrent open houses proposed

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Public Participation Plan

Public Hearing

► Required by Georgia DCA

► Right before draft plan is submitted to the DCA/ Central Savannah River Area Regional Development Authority (CSRA)

► Georgia DCA/ CSRA review is up to 45 days

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Public Participation Plan

Website

► Regular updates of information to County Website

» http://www.columbiacountyga.gov/home/index

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Interview Update

Stakeholder Interviews

► County staff

► City of Harlem, City of Grovetown

► Medical Community

► Elected officials

► Business Community

► Other Community

To Date

► 10 interview conducted

► 10 interviews scheduled

► Need to identify 3-4 additional stakeholder representatives for interviews

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Interview Update

► Interviews largely have reinforced priorities established in the survey

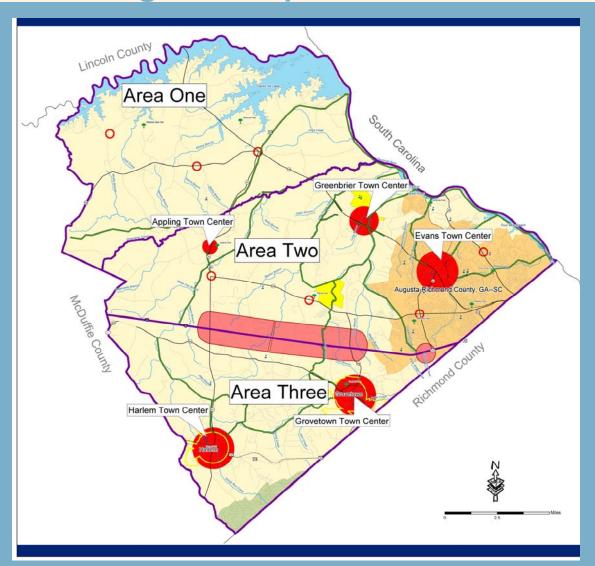   » Infrastructure

   » Preserve rural character & open space

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Nodal Development Pattern

Columbia County Growth Management Update

► GMP 2020 set a nodal development pattern as its goal

Nodal Development Pattern
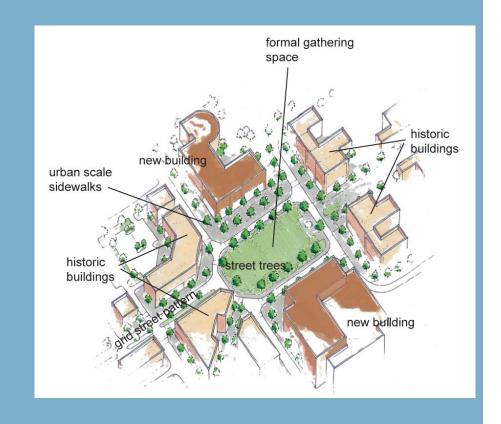
► The Planning Team gathered information on best practices nation-wide on nodal development patterns for:

  » Town Centers

  » Neighborhood Centers

  » Rural Centers

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Town Center

- Bring forward the building façade to sidewalk
- Street network - disperse and slow traffic
- Activity and transparency on the street level
- Pedestrian-oriented environment with streetscapes, traffic calming, and pedestrian crossings
- Well-defined, connected open spaces
- Mixed use and multifamily housing
- Achieve a fine-grain texture of building facades
- Rear parking, except on-street parking

Neighborhood Center

- Bring forward the building façade to sidewalk
- Street network - disperse and slow traffic
- Activity and transparency on the street level
- Pedestrian-oriented environment with streetscapes, traffic calming, and pedestrian crossings
- Achieve a fine-grain texture of building facades
- Define the boundaries and limit the size of centers
- Limit building footprints and dimensions

Key difference from Town Center: Scale- Character - Uses

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Rural Center

- Bring the building close to street, some parking may be in front
- Large parking areas - the rear or the side
- Limit building footprints and dimensions
- Include community facilities in center
- Encourage activity and transparency on the street level
- Limit roads to two-lane
- Define the boundaries and limit the size of centers

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Node Development Pattern Exercise

► Review the best practice policies

► Review the images illustrating best practices

► Comment on what policies and images would be appropriate for Columbia County

► Comment on what policies and images would <u>not</u> be appropriate for Columbia County

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Next Steps

► Continue with stakeholder interviews

► Complete draft of community assessment

► Schedule, plan, and publicize Community Workshops

► Incorporate Committee Comments regarding the public participation plan

► Submit community assessment and public participation plan to the CSRA for review approval

Homework:

► Review results of issues and opportunities survey

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